



GRASSROOTS
REALTY GROUP

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**543 Cambridge Street SE
Medicine Hat, Alberta**

MLS # A2331284



\$449,900

Division:	SE Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	1911 (115 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Off Street, Other, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Brick	Zoning:	R-LD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier		

Inclusions: Fridge, Stove, Dishwasher, Washer, Heat Pump Dryer, Central AC, Window Coverings

Timeless Character, Exceptional Craftsmanship, and an Unbeatable Location come together in this beautifully maintained double brick home on one of the city's most coveted tree lined streets. Situated on picturesque Cambridge Street, you'll enjoy easy walking access to Historic Downtown where charming cafes, restaurants, boutique shopping, the Library, Esplanade, scenic walking paths, and schools are all just moments away. Lovingly cared for over the years, this home has been thoughtfully updated while preserving the character and integrity that make it so special. Major improvements include wood windows restored to their original beauty and functionality, refinished second level hardwood floors protected with four coats of diamond finish, added attic insulation, updated electrical, new vinyl plank flooring on the main, fresh paint, a beautifully refreshed curved staircase, updated kitchen countertops, backsplash, sink and facets, new Bosch washer & dryer, high-efficiency furnace and central air conditioner, shingles, and new backyard privacy fencing. The restored front porch offers a warm welcome and is the perfect place to relax with your morning coffee or unwind at the end of the day. Inside, the spacious main floor is designed for comfortable every day living and effortless entertaining. Rich in original charm, you'll appreciate the stunning stained glass windows, elegant chandeliers, and beautiful brick corner fireplace. The charming kitchen features white cabinetry, butcher block countertops, tiled backsplash, stainless steel appliances including double oven, and direct access to the backyard through the cute back entry nook. Upstairs, you'll find four bedrooms, making this an ideal home for a growing family. One bedroom opens onto a delightful enclosed sun porch overlooking the private backyard - a perfect reading room and peaceful retreat. The updated four piece

bathroom offers abundant storage and serves the upper level. The basement provides excellent storage, houses the laundry area, and offers potential to create a cozy family room/den, and possibly a third bathroom. Outside, the large south facing backyard is private, beautifully fenced, and filled with possibilities. Enjoy multiple patio areas for entertaining, a gravel pad perfect for an above ground pool, garden space, new privacy fencing, a storage shed, and ample room to build a larger garage if desired. The existing small detached single brick garage is insulated and features 220 wiring - perfect place for a workshop or parking your small car. The large front driveway provides plenty of off street parking for family and guests. This is a unique opportunity to own a beautifully preserved piece of history with all the important modern updates already completed - move in and enjoy your dream home before summer is over!